File No.

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 04/27/16 13:58 3 pgs
Fees:18.00 Taxes:177.60
20160427-0041102

LAUREN GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF April 2016

Lauren Griffin
Notary Public

MY COMMISSION EXPIRES: 11-20-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064
LT4294

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NVR, Inc.	Owner	
(NAME) 93 Seaboard Lane, Suite 201	(NAME)	049-10-0-A-087.00
(ADRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Tenn. Contractors, Inc., a Tennessee corporation**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does transfer and convey unto **NVR, Inc., a Virginia Corporation**, hereinafter called the **Grantee**, its successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Parmley Cove, Phase II of record in Instrument No. 20150727-0073286, corrected in 20151228-0130216 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Tenn. Contractors, Inc. by deed from Pinnacle National Bank of record in Instrument No. 20101209-0098284 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Instrument No. 20150727-0073286, corrected in 20151228-0130216 Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20130405-0033834 Register's office for Davidson County, Tennessee.
Anchor Easement of record in Book 5596, page 797 Register's office for Davidson County, Tennessee.
Charter for HOA in Instrument No. 20130925-0100584 Register's office for Davidson County, Tennessee.
Storm Water Maintenance Agreement in Instrument No. 20110308-0018355 Register's office for Davidson County, Tennessee.
Taxes for the year(s) 2016, a lien not yet due and payable. Taxes have been prorated between Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Lot 87, 704 Preservation Way , Nashville,TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, Its successors and assigns forever; and we do covenant with the said **GRANTEE** that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, Its successors and assigns, against the lawful claims of all persons claiming by or through **GRANTOR** but non other. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25 day of April, 2016.

Tenn. Contractors, Inc.

By:
Tyler L. Ring
Its: President

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tyler L. Ring, with whom I am personally acquainted, and who proved himself to be the President of Tenn. Contractors, Inc., a Tennessee corporation, the bargainer, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 25 day of April, 2016.

Commission expires:
11-20-19

LAUREN GRIFFIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Lauren Griffin
Notary Public

True Copy Certification

I, Michelle M. Nungesser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle M.
Signature

State of Virginia
County of Fairfax

Personally appeared before me, Jaclyne C. Denis, a notary public for this County and State, Michelle M. Nungesser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jaclyne C. Denis
Notary's Signature

My Commission Expires: 7/31/19
Notary' Seal (if on paper)

Jaclyne Cecile Denis
NOTARY PUBLIC 7649330
Commonwealth of Virginia
My Commission Expires
July 31, 2019